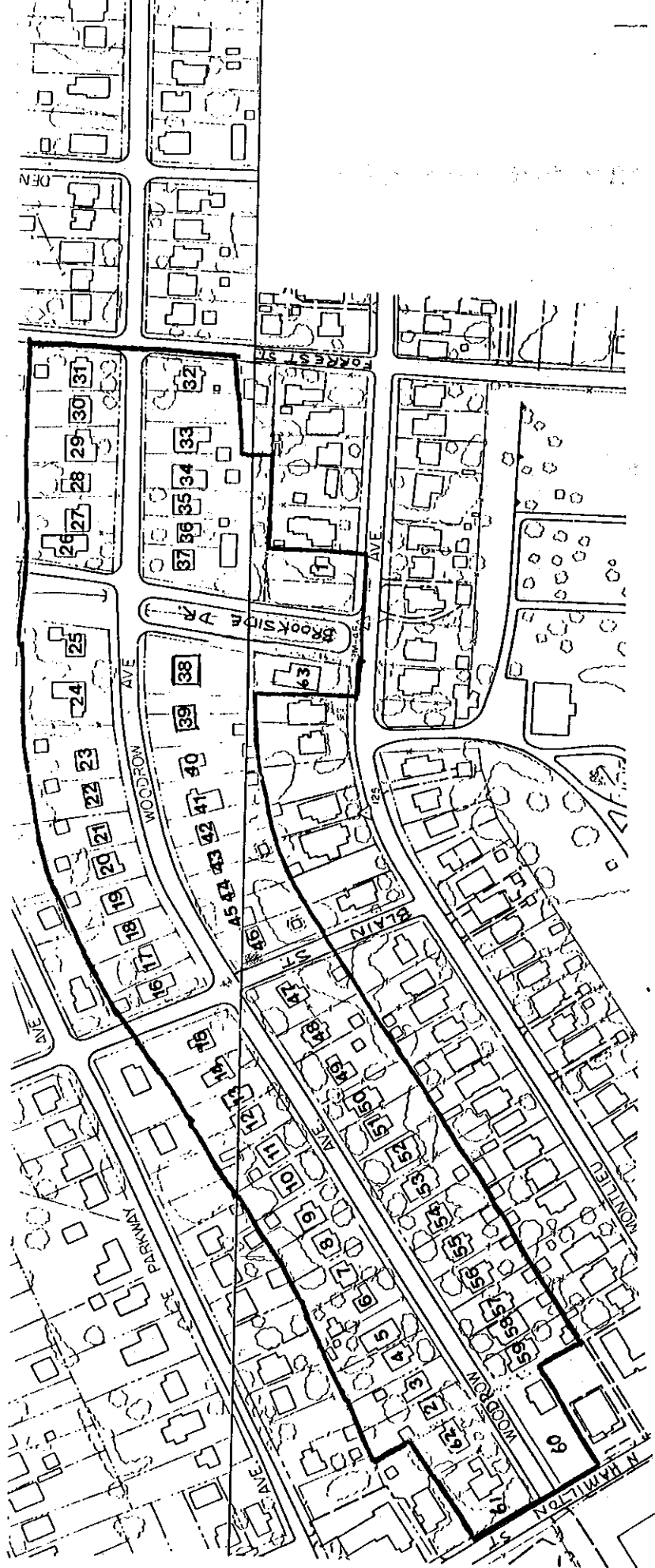


Sherrod Park Local Designation Report

October 1990

**Longleaf Historic Resources
Ruth Little and Todd Johnson**



PLANIMETRIC SURVEY

HIGH POINT, NORTH CAROLINA

Department of Planning

Scale: 1" = 200'

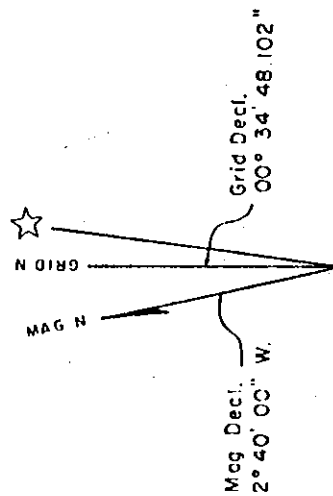


DIAGRAM FOR NUMERICAL

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Sherrod Park
other names/site number Woodrow Avenue

2. Location

street & number 200 and 300 blocks Woodrow Avenue N/A Not for publication
city, town High Point N/A vicinity
state North Carolina code NC county Guilford code 081 zip code 27262

3. Classification

Ownership of Property

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing
<u>73</u>	<u>21</u> buildings
<u>1</u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>74</u>	<u>21</u> Total

Name of related multiple property listing:

N/ANumber of contributing resources previously
listed in the National Register NONE

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☐ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

Date

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National
Register. ☐ See continuation sheet.
- ☐ determined not eligible for the
National Register.
- ☐ removed from the National Register.
- ☐ other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: single dwellingDomestic: secondary structure

Current Functions (enter categories from instructions)

Domestic: single dwellingDomestic: secondary structure**7. Description**

Architectural Classification

(enter categories from instructions)

Tudor RevivalColonial RevivalBungalow/Craftsman

Materials (enter categories from instructions)

foundation brickwalls brickvinylroof asphaltother woodmetal

Describe present and historic physical appearance.

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7. DESCRIPTION

Sherrod Park is an eighteen acre, three block long district stretching along Woodrow Avenue in north central High Point, approximately ten blocks north of the central business district. This small subdivision was platted in 1926 into 66 lots, and by the mid-1930s Tudor Revival and Colonial Revival houses had been built on all but a few of the lots. All lots are approximately one-fourth acre in size, varying from 50 to 70 feet wide and 150 to 175 feet deep. With the exception of the infilling of ranch dwellings on the unbuilt lots that remained after World War II, almost no changes have occurred to this 1920s and 1930s neighborhood. Forty-four houses and 29 garages, a total of 73 contributing buildings, were built by 1941, the end of the period of historical significance. Fifteen houses and 6 garages are post-1940 in date, a total of 21 noncontributing buildings. The overall landscape design of the subdivision is counted as one contributing site. Seventy-eight percent of the 95 total resources are contributing.

The subdivision, laid out on a small tract adjacent to already existing grid plan subdivisions, has all of its lots except for two on a single street, Woodrow Avenue, which curves on an approximate NE-SW axis. A. E. Taplin, the engineer who platted the development, continued the grid pattern of adjacent streets for Sherrod Park, but took advantage of an existing stream to create a dramatic landscape feature. The main entrance to the subdivision, approaching it to the south off Montlieu Avenue, is Brookside Drive, which is actually two narrow streets flanking a greenway through which a brook runs. Three of the platted lots flank the Sherrod Park entrance on Montlieu Avenue, but the west corner lot was not built upon until the 1950s, and this property is not included in the district boundaries. The east corner lot contains a modest frame Tudor style house built about 1926 [Entry #1] that is included in the district boundaries. The third lot contains a house [323 Montlieu] built in 1924 as part of the Montlieu subdivision, and so is not included in the Sherrod Park District. [See district sketch map and Plat Map, Figure 1.] The greenway is landscaped with grass and hardwood trees, and forms a cool glade that gives a picturesque focus to the district. Another charming feature, although accidental, is the gentle curve of the 300 block of Woodrow Avenue that echoes the shape of Montlieu Avenue one block to the south.

Mature landscaping contributes to the attractiveness of the district. The devel-

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oper, Archibald Sherrod, used plantings to create an exclusive and beautiful ambience for Sherrod Park. In newspaper advertisements of 1928, it is mentioned that J. Van Lindley was planting pin oaks forty feet apart on each side of Woodrow Avenue, with crepe myrtles spaced inbetween, and shrubs in the Brookside Drive greenway. Lindley owned Lindley Nurseries, one of the earliest and largest nurseries in North Carolina, located in Guilford County near Greensboro. Much of the original landscaping has survived. The sidewalk median now contains mature willow oaks and other hardwoods, creating a shady canopy over the street. Other landscape design amenities are the sidewalks running along both sides of Woodrow Avenue and the granite curbing throughout the subdivision.

One of the first houses erected in the new subdivision was a model home built by Sherrod in the middle of the subdivision at 311 Woodrow (#21), the Earl Byrum House, in 1926 to serve as a sales office. This charming Tudor Revival cottage with steep, flared eaves, casement windows and pent roofs set a Tudor ambience that determined the overall architectural character of the subdivision. Sherrod Park's dominant architectural style is the Tudor Revival, with nineteen characteristically Tudor style houses. The Thomas V. Long House at 215 Woodrow Ave. (#6), believed to have been built as a speculative house in 1926 and one of the earliest houses in the subdivision, is the only stuccoed Tudor Revival house. Another early house, the Hoskins House at the entrance to the subdivision, at 321 Montlieu Avenue (#1), is the only frame Tudor Revival style house. The relatively new technique of brick veneering, which was cheaper than load-bearing brick construction, was the preferred mode in Sherrod Park, and all of the other Tudors are of brick veneer construction, with stuccoing and half-timbering decoration in the gables and dormer windows of the picturesque rooflines. The typical Sherrod Park house is 1 1/2 stories tall, with three bedrooms and one bath. Only a handful of the houses have two full stories.

Other historic house styles in Sherrod Park include the bungalow/Craftsman style, the eclectic mode, and the Colonial Revival style. Approximately seven houses built between 1927 and about 1931 have Craftsman bungalow detailing such as wide overhanging roof eaves with exposed rafters and brackets, ample porches supported on short tapering upper columns resting on heavy piers, and shed dormer windows. The Walter Crissman House at 226 Woodrow Avenue [#50] and the W. L. Hepler House at 208 Woodrow Avenue [#59] are very similar Craftsman style houses, built in the 1927-1928 period. Each has a 1 1/2 story side section with a front entrance, an uncovered veranda, and a 2-story side section containing a porch with heavy brick posts. The O. D. McPherson House at 301 Woodrow Avenue [#16], built about 1928, is one of the simplest Craftsman houses, with its gable front form, large front porch, and an intersect-

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ing cross-gable section to the rear. McPherson worked for Snow Lumber Company, and probably obtained the house plans from the company. The J. Clifton Moore House at 307 Woodrow Avenue [#19], built about 1927, is a sophisticated Craftsman house with a Tudor Revival style shed dormer with casements. The S. Edward Montgomery House at 233 Woodrow Ave. [#15], built about 1931, has a side gable roof with clipped gables, and a front gable porch and front gable shed dormer, all with heavy bracketted eaves.

A third stylistic category scattered throughout the district is the "eclectic", a mixture of Tudor, Classical and Colonial Revival, and Craftsman features. Architects of the 1920s prided themselves on how well they could integrate various romantic revival styles. Five houses, all built in the 1927-1929 period, reflect this style, and are among the most substantial and sophisticated designs in the district. The King-Hauser House at 227 Woodrow Avenue [#12] has the wide bracketted eaves of the Craftsman style, the steep picturesque gables of the Tudor Revival style, and an elegant classical front stoop and porch. The Robert A. Lloyd House at 303 Woodrow Avenue [#17] has Craftsman clipped gables and a recessed side porch combined with a classical stoop and lunette gable end window. The north side of the 300 block of Woodrow Avenue contains one of the most imposing row of houses in the district, four two-story brick houses. Three of these are "eclectic" in style: the Russell-Kester House at 323 Woodrow [#27]; the W. W. Preddy House at 327 Woodrow [#29]; and the James Walter Hinkle House at 329 Woodrow [#30]. The Russell-Kester House has Craftsman eaves and a Craftsman front dormer window, with a classical entrance stoop and symmetrical facade windows. The Preddy House has a horizontal emphasis created by its low hip roof and hipped front porch with overhanging eaves that gives a Prairie style feeling. The Hinkle House has a deep hip roof with hipped dormers, heavy eave brackets, and a Neoclassical style entrance stoop that spreads out as an open, balustraded veranda across the facade and around the corner to a side porch. Its plans were furnished by the Snow Lumber Company.

Another popular influence was the classical revival, seen in various forms such as the Neoclassical Revival and the Colonial Revival styles. Some seven of the contributing houses fit into this category. Two of the earliest are the W. A. Davis House at 232 Woodrow Avenue [#47] and the R. H. Garland House at 220 Woodrow Avenue [#53], both built about 1928. The Davis House is a substantial but very simple 2-story brick house with a pent roof giving it a Colonial Revival feeling. The Garland House is a 1-story house that conveys the elegance of the Neoclassical Revival style through its Doric entrance porch that flows into an uncovered veranda on each side, the lunette dormer window, and the bands of flanking windows with louvered aprons. Local builder and Sherrod

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Park resident R. E. Shelton may have been the contractor. Another early Colonial Revival house is the Chernault-Proctor House at 321 Woodrow Avenue [#25], built about 1927. It is the only stone house in the district, and has the fieldstone style stone veneer, large tiny-paned windows, and fake "Dutch" front door that imitate eighteenth century houses in the Hudson River area of New York. By the 1930s the two-story brick Georgian Revival style was very popular, and the Luther Tinsley House at 315 Woodrow Avenue [#23] and the D. A. Dowdy House at 228 Woodrow Avenue [#49] are examples of this mode. The Cape Cod style became popular in the late 1930s and remained popular throughout the 1940s and 1950s. The earliest one in Sherrod Park is the J. E. Horney House at 225 Woodrow Avenue [#11], built in 1937 from the "Colonial Cape Cod" house of the month in a 1934 issue of McCall's Magazine. The ranch house with "minimal traditional" features such as classical trim at doors and windows and symmetrical facades began to appear about 1940, and the J. Worth Ivey House at 222 Woodrow Avenue [#52], built in 1941, is an early example of this trend.

The oldest house in Sherrod Park actually dates to 1907, and is a large frame Late Queen Anne style house. It was built at 700 N. Main Street for Sidney H. Tomlinson, owner of the Tomlinson Chair Factory in High Point. In 1924 Tomlinson moved to his new large Tudor Revival house on Hillcrest Drive in Emerywood. His old house was moved off N. Main Street, which was changing from the main residential avenue to a commercial boulevard, to its current location at 213 Woodrow Avenue in Sherrod Park in the 1930s. The weatherboard is now concealed by vinyl siding, but the Sidney H. Tomlinson House [#5] still contributes a unique Victorian accent to the 1920s and 1930s streetscape. The two-story frame house has a high hipped roof with dormer windows and a two-storied, cross-gabled side bay.

A trademark of Sherrod Park is the matching detached garage at the end of the side driveway. Twenty-nine of the 42 pre-1940 houses still have such garages. Most of these have a room over the garage, reached by interior stairs, that is now used for storage, but occasionally functioned as servants' quarters in the early years of the district. The Tudor Revival houses have garages with stuccoed, half-timbered front gable ends. The Colonial and Classical Revival houses usually have matching roof types, hipped or gambrel or gabled, and a matching window in the upper story. The Craftsman and eclectic houses have garages with matching roofs and sometimes matching dormer windows.

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INVENTORY LIST

NOTE: The date of construction was estimated from a combination of historical sources: chains of title indicating the date that the original owner bought the lot; the construction date given in the Guilford County Tax Records, the earliest date in which an occupant is listed in the High Point City Directories, and by information contributed by original and subsequent owners as a result of a questionnaire distributed by the Sherrod Park Neighborhood Association. In certain cases the exact date is difficult to determine because the builder may have acquired ownership of the lot before conveying it to the original occupants, and sometimes lots changed hands several times before the house was actually built. Judging dates from the early deeds is complicated by the fact that purchase prices were not given; the deeds merely state "in consideration of \$10 and other valuable considerations." Sanborn Maps depicting the western half of Sherrod Park up to 310 and 311 Woodrow Avenue are the 1926 Sanborn Map of High Point, updated to 1931, and the 1936 Sanborn Map of High Point. The 1931 map contains twenty houses; the 1936 map contains twenty-eight houses.

C 1. Hoskins-Flagler House. 321 Montlieu Ave. ca. 1926. 2 1/2 story modest frame Tudor Revival house with front-gabled wing, 6/6 sash, front entrance in a steeply pitched shed next to the front wing. There is vinyl siding over the original weatherboard. Alice Hoskins, a school teacher who was the widow of Baskin Hoskins, president of Staley Manufacturing Company, had this house built ca. 1926, and sold it in 1927 to F. J. Flagler and his wife Lucy. Flagler was general freight agent for the High Point T & D Railroad.

C 2. Hobart G. Ferree House. 207 Woodrow Ave. ca. 1929. 1 1/2 story brick eclectic design with engaged front porch with arcaded bays and a stuccoed front shed dormer. French doors open onto the porch. Ferree was a clerk with Beeson Hardware Company in 1929.

C 2a. Garage. ca. 1929. Matching design, of brick, with stuccoed shed dormer. Original garage doors.

NC 3. Friedman House. 209 Woodrow Ave. ca. 1949. Frame ranch with aluminum siding, picture window.

NC 3a. Garage. ca. 1949. Front gable design.

NC 4. Hutchins House. 211 Woodrow Ave. 1947. 1-story brick ranch with front gable porch with arcaded bays.

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C 5. Sidney H. Tomlinson House. 213 Woodrow Ave. 1907, moved in the 1930s. 2 1/2 story frame late Victorian house with deck-on-hip roof, front hip dormer, Queen Anne style windows and front door. Front porch, with classical columns, may be a replacement of the original porch, which apparently wrapped around the east side to side doors at both stories. The porch had the current configuration on the 1926 Sanborn Map, which dates from before the move. Vinyl siding over original weatherboard. Originally stood nearby at 700 N. Main St., where it was the home of Sidney H. Tomlinson, an owner of Tomlinson Chair Factory, one of the most prominent early mills in High Point. Tomlinson moved to his new Tudor estate on Hillcrest Drive in Emerywood subdivision in 1924. This house was moved to this lot in Sherrod Park in the 1930s.

C 5a. Storage bldg. ca. 1930. 1-story frame side-gable building.

C 6. Thomas V. Long House. 215 Woodrow Ave. ca. 1926. 2-story stuccoed Tudor Revival house with arched front door, picture window, front wall dormers, and an arcaded side porch, now enclosed. This is the only completely stuccoed house in the district. According to neighborhood tradition, this house was built as a speculative house in 1926 and sold in 1927 to insurance agent Thomas V. Long and his wife. From 1931-1951 Robert and Virginia Garland lived here. Garland was instrumental in the development of Mann Drug, a leading chain of High Point drug stores.

C 6a. Garage. ca. 1926. Small matching front gable stuccoed garage.

NC 7. High Point Hebrew Congregation House. 217 Woodrow Ave. 1949. 1 1/2 story brick house with front Tudor style chimney, small classical front porch. This lot was originally owned by the High Point Hebrew congregation, and was built to house the rabbi.

NC 8. William C. Webb House. 219 Woodrow Ave. ca. 1947. 1 1/2 story brick house.

C 9. Shuford House. 221 Woodrow Ave. ca. 1937. 1 1/2 story brick Tudor house, with side gable roof and front cross-gable and extremely simple detailing consisting of exposed heavy timber window lintels and door framing and eave brackets. Original owners were Forrest and Mary Shuford. Shuford was city boys commissioner in the 1930s.

C 9a. Garage. ca. 1937. Frame front gable 1 1/2 story garage.

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C 10. Martha Shields House. 223 Woodrow Ave. ca. 1937. 1 1/2 story modest Colonial Revival style house with pilastered front door, flat panels beneath front windows. Original owner was Martha Shields.

C 11. J.E. Horney House. 225 Woodrow Ave. 1937. 1 1/2 story brick Colonial Revival style house, with front gabled dormers and a classical full-width engaged front porch. J. E. and Gladys Horney bought this lot in 1927 and saved for ten years to have this house built in 1937. The design came from the "Colonial Cape Cod" house of the month in a 1934 issue of McCall's Magazine, and contractor Pickett Montgomery constructed it. Horney was with the High Point Fire Department throughout his career, eventually becoming the assistant fire chief. Mrs. Horney still lives here.

C 11a. Garage. ca. 1937. 1 1/2 story frame front gable garage.

C 12. King-Hauser House. 227 Woodrow Ave. ca. 1928. 1 1/2 story brick eclectic style house, with Tudor front cross-gable, Tudor dormer, and Neoclassical front porch. The bands of narrow double-hung windows give the appearance of Tudor casements. W. C. King, a teacher, and his wife Ava were the original owners, and the S. E. Hauser family lived here from 1939 to 1980. Hauser had the S.E. Hauser & Co. Grocery.

C 12a. Garage. ca. 1928. Matching 1 1/2 story front gable brick garage with original garage doors.

NC 13. Rutledge House. 229 Woodrow Ave. 1982. Brick ranch.

NC 13a. Garage. 1982. Matching 1-story frame garage.

C 14. G. D. Bostian House. 231 Woodrow Ave. ca. 1937. 1 1/2 story brick Tudor house, with clinker Tudor style brickwork, a prominent front chimney, an entrance stoop with decorated vergeboard, and a side porch with stuccoed half-timbered side gable. Original owners were G. D. and Jewel Bostian, who are said to have traded a farm for the house and lot. The next owner was traveling magician Tom Steede and his family, who lived there for ten years.

C 14a. Garage. ca. 1937. 1 1/2 story frame gable front garage.

C 15. S. Edward Montgomery House. 233 Woodrow Ave. ca. 1931. 1 1/2 story brick bungalow with clipped gable front porch and clipped gable stuccoed dormer, bracketted eaves. One of the few true bungalows in the district, this was originally owned by S. E. and Ethel Montgomery. Montgomery was a

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foreman at Snow Lumber Company. The First Reformed Church of High Point bought it in 1935.

C 16. Owen D. McPherson House. 301 Woodrow Ave. ca. 1928. 1 1/2 story Craftsman style brick house, with front cross-gable wing and a hipped front porch with Craftsman porch posts. Owen D. and Mattie McPherson, the parents of prominent High Point Enterprise editor Holt McPherson, were the original owners, and lived here until 1938. O. D. was a machinist and mechanic with Snow Lumber Company.

C 16a. Garage. ca. 1928. 1-story frame front gable garage.

C 17. Robert A. Lloyd House. 303 Woodrow Ave. 1927. 1 1/2 story brick eclectic Colonial-Tudor style house, with a classical columned stoop, a front clipped attic-gable, and stuccoed and half-timbered clipped gable ends. Robert and Nell Lloyd bought the lot in 1927 and had the house built in the same year. Lloyd was a sales manager at Wilson Motor Company in 1930.

C 18. John Raper House. 305 Woodrow Ave. ca. 1927. 1 1/2 story brick Tudor cottage, with a projecting front cross-gabled wing containing an arched recessed entrance, a front chimney, lunette windows and a side porch, now screened. John and Lula Raper bought the lot in 1927 and probably had the house built soon afterward. Raper was a superintendent at High Point Builders Supply Company. They lived here until 1946.

C 19. J. Clifton Moore House. 307 Woodrow Ave. ca. 1927. 1 1/2 story brick Craftsman style house with a recessed corner porch, overhanging bracketed eaves, clipped gables, and a front stuccoed shed dormer with casement windows. J. Clifton Moore and his family are believed to be the original owners. Moore was a salesman at Ideal Furniture Company.

C 19a. Garage. ca. 1927. Matching frame, front-gable 1-story garage with clipped gable.

C 20. Walter F. Hester House. 309 Woodrow Ave. ca. 1928. 1 story brick Tudor cottage with front cross-gabled wing with bay window with diamond-paned casements, Tudor arched entrance, and a band of diamond-paned casements beside the front door. Walter and Rebecca Hester bought the lot in 1928 and had the house built soon afterward. Hester worked for the High Point Enterprise and his wife taught history in the public schools. The Hesters lived here until 1980.

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C 20a. Garage. ca. 1928. Matching 1 1/2 story brick garage with front gable with diamond-paned casement window.

C 21. Earl Byrum House. 311 Woodrow Ave. 1926. 1 1/2 story stuccoed Tudor house, with kicked roof peaks, a front chimney, and bands of casement and sash windows. It was built as the model home for Sherrod Park subdivision, and used as the sales office until 1929. Earl and Lillian Byrum bought it in 1929 and lost it through foreclosure in 1933. Byrum was a vice-president and superintendent at Robbins Knitting Company.

C 21a. Garage. 1926. Matching 1 1/2 story front-gabled stuccoed garage with Tudor casement and half-timbering.

C 22. Luther Parker House. 313 Woodrow Ave. ca. 1928. 1 1/2 story brick Tudor cottage, with stuccoed and half-timbered gable ends and a front shed dormer, casement windows (some with transoms) and a half-timbered gable-front entrance stoop. Luther and Kathleen Parker bought the lot in 1927 and had the house built soon afterward. Parker was a vice-president of Guilford Hosiery Mills and later worked with the Adams-Millis Corporation. The Parkers lived here until 1956.

C 22a. Garage. ca. 1928. Matching 1 1/2 story brick Tudor garage, with half-timbered and stuccoed front gable.

C 23. Luther Tinsley House. 315 Woodrow Ave. ca. 1934. 2-story brick Colonial Revival style house with pedimented entrance stoop, symmetrical windows and a classical side porch with rose trellises. Luther E. and Mary Tinsley were the original owners. Luther owned the Clinard Printing Company. His widow lived in the house until 1981.

C 23a. Garage. ca. 1934. Matching 1 1/2 story frame, front gable garage.

NC 24. Ellis House. 317 Woodrow Ave. ca. 1949. 1 1/2 story brick Cape Cod style house, with front dormers, a porch on one side and a garage on the other. Built for W. F. Ellis, a travelling salesman.

C 25. Chernault-Proctor House. 321 Woodrow Ave. ca. 1927. 1 1/2 story stone Colonial Revival style house, with arched front door in a front gable projection, large 12/12 sash windows, and a rear weatherboarded garage connected by an original breezeway. Colonial detailing recalls eighteenth century Hudson River Valley housing. The house is believed to have been built for original owner Clyde Chernault, a clerk at Quality Shoe Store. Rona L. Proctor,

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who had a long career with Highland Cotton Mills, purchased it in 1930.

NC 26. Shoaf House. 700 Brookside Dr. ca. 1957. 1-story frame ranch.

C 27. Russell-Kester House. 323 Woodrow Ave. ca. 1928. 2-story brick eclectic design, with Craftsman style bracketted eaves and front hip dormer and Colonial Revival style entrance stoop and side porch. Original owner N. E. Russell was proprietor of Russell's Shoe Shop. He and his wife Ethel owned it until 1931. From 1931 to 1976 the W. R. Kester family lived here. Kester was president of Rose Furniture Company.

C 28. Edward A. Wells House. 325 Woodrow Ave. ca. 1927. 2-story hip-roofed brick Tudor style house with front cross-gable running through the 2nd story, a "wing wall" extending out to the side, segmental brick arches with stuccoed and brick spandrels over the two main windows in the cross-gable, and a segmental-arched entrance porch. One of the most charming Tudor designs in the district. E. A. Wells was district manager for Durham Life Insurance Company.

C 29. W. W. Preddy House. 327 Woodrow Ave. ca. 1929. Substantial eclectic 2-story brick house with a hip roof having overhanging eaves and exposed rafter ends, an arcaded front porch, and a sun room on the east side. Although the symmetrical massing is classical, the eave treatment is Craftsman in feeling. W. W. Preddy and his wife Fannie moved into their new house in August 1929 and lived there until 1953. Preddy owned the Preddy Grocery on the corner of South Main and Vail.

C 29a. Garage. ca. 1929. 1-story frame matching garage with hipped roof with bracketted eaves.

C 30. James Walter Hinkle House. 329 Woodrow Ave. ca. 1927. Substantial 2-story brick eclectic house with pyramidal hip roof with hipped dormers on three sides, boxed bracketted eaves, a classical entrance stoop, and a balustraded deck across the front wrapping around the side to a classical style side porch. James Walter Hinkle and his wife Desta bought this lot in April 1927 and had the house built using plans furnished by the Snow Lumber Company. Hinkle, an auditor for Crown Hosiery Mills, was later charged with embezzlement and subsequently murdered two of his children and killed himself. Mrs. Hinkle remained in the house until her death in 1974.

C 30a. Garage. ca. 1927. Matching 1 1/2 story brick garage with hipped roof with a hipped dormer window on three sides.

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NC 31. Paul Clapp House. 331 Woodrow Ave. ca. 1952. 1 1/2 story brick Colonial Revival style house with front dormers and a picture window. Paul Clapp, original owner, was a Guilford County commissioner, a mayor of High Point, a real estate agent, and manager of High Point Springs, a local manufactory of springs used in furniture seating.

NC 32. Summers House. 332 Woodrow Ave. ca. 1949. 1 1/2 story brick house with faint Tudor front gabled entrance bay with a diamond-paned window.

C 33. J. E. Kester House. 328 Woodrow Ave. ca. 1927. Substantial 2-story brick Tudor Revival style house, with picturesque multiple front gables, a rounded wall dormer with a diamond-pane casement, and a recessed Tudor arched entry. J. E. and Myrtle Kester were the original owners. Kester was secretary-treasurer of Kester Furniture Company.

C 33a. Garage. ca. 1927. Matching 1 1/2 story brick garage with front cross-gable.

C 34. Howell-Kirkman House. 326 Woodrow Ave. ca. 1929. 1 1/2 story brick Tudor Revival house, with a clipped front gable, an arched hood over the front door, and a brick-balustraded veranda wrapping around to a side porch with classical columns and a clipped gable. Marvin E. and Mae Howell, the original owners, lost the house through foreclosure in 1932. Howell was with Howell Electric Company. From the early 1940s to 1967 this was the home of C. P. Kirkman of Kirkman Shoe Store.

NC 34a. Garage. ca. 1980. 1-story frame garage with artificial siding.

C 35. Green Street Baptist Church Parsonage. 324 Woodrow Ave. ca. 1941. 1 1/2 story brick Colonial Revival style house with front 2-story cross-gabled wing with brick quoins and a colonial style front porch.

C 35a. Garage. ca. 1941. 1-story frame front gable garage.

C 36. George and Mayme Tunstall House. 322 Woodrow Ave. ca. 1931. 1 1/2 story brick Tudor Revival house, with front stuccoed and half-timbered cross-gable, high hip roof with wall dormers on one side and a recessed dormer on the other side. R. L. and Maud Proctor bought the lot in 1927 and sold it to A. E. and Ruth Taplin in 1930. George and Mayme Tunstall owned it from 1931 to 1946, but it may have been used as rental property during this time.

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C 36a. Garage. ca. 1931. 1 1/2 story frame gable-front garage.

C 37. C. E. Ellison House. 320 Woodrow Ave. ca. 1929. Substantial 2 1/2 story brick Tudor house with an unusually steep pyramidal hip roof with recessed dormers, a front cross-gable of yellow brick with decorative red brick patterning, and metal casement windows. Original owner of the house was C. E. Ellison, superintendent of Perry Plywood Corporation.

C 37a. Garage. ca. 1929. 1-story brick gable-front carport.

NC 38. Hunsucker House. 316 Woodrow Ave. 1951. 1 1/2 story brick ranch, of modest Colonial Revival design.

NC 39. Walter C. Spencer House. 314 Woodrow Ave. ca. 1949. 1-story brick ranch with simple Colonial trim and a recessed corner front porch. According to the tax listing Sheet it was built in 1949. Original owner was Walter C. Spencer, owner of Elwood Grocery.

C 40. Everett C. Bryant House. 312 Woodrow Ave. ca. 1932. 1 1/2 story brick Dutch Colonial style house, with yellow brick veneer on the first story and a gambrel roof with stuccoed gambrel ends and a stuccoed front shed dormer. Front porch is supported by classical columns, and front door has sidelights and a fanlight. Original owners Everett C. and Margaret Bryant bought the lot about 1932 and probably built the house soon afterward.

C 40a. Garage. ca. 1932. Matching 1 1/2 story brick garage with front gambrel roof with a stuccoed gambrel end.

C 41. Roy Shelton House. 310 Woodrow Ave. ca. 1931. 1 1/2 story brick Tudor Revival house, with a stuccoed and half-timbered front gabled porch, a cross-gabled entrance with stone quoined Tudor arched surround, and a side porte-cochere with half-timbered gable end. Roy Shelton, a local building contractor, and his wife Mildred bought the lot in 1931 and Mr. Shelton probably constructed the house for himself and his wife soon afterward.

C 41a. Garage. ca. 1931. Matching Tudor style 1 1/2 story brick front gable garage with stuccoed and half-timbered gable end.

C 42. George T. Tunstall House. 308 Woodrow Ave. ca. 1931. 1 1/2 story brick Tudor Revival house with cross-gabled entrance bay with a round-arched door and a front chimney, a half-timbered front shed dormer, half-timbered side

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gable ends, and bands of sash windows. A. E. and Ruth Taplin bought this property from R. L. Proctor in July 1930. Taplin, a civil engineer, platted Sherrod Park for Arch Sherrod in 1926. Taplin lived in Emerywood subdivision, and it is likely that he purchased the lot as an investment. The next owner was the Rev. George T. Tunstall, who bought the property in March 1931 and probably built the house, perhaps as rental property or perhaps as his own residence.

C 42a. Garage. ca. 1931. 1 1/2 story frame front gable garage.

C 43. Charles E. Spencer House. 306 Woodrow Ave. ca. 1935. 1 1/2 story brick Tudor Revival house, with a front cross-gable, a double-gabled half-timbered front dormer, a side balconied dormer, and a recessed side porch, now enclosed. Charles and Nan Spencer bought this lot in 1934 and are believed to have built the house soon afterward. According to the Tax Listing Sheet it was built in 1935. Spencer was a "physical director."

C 43a. Garage. ca. 1935. Matching 1 1/2 story brick front gable garage with stuccoed and half-timbered gable end.

NC 44. Browning House. 304 Woodrow Ave. ca. 1954. 2-story brick and frame Colonial Revival style house. Built for William G. Browning, manager of National Retail Furniture Association, about 1954.

C 45. Sara Waggoner House. 302 Woodrow Ave. ca. 1932. 2-story brick Tudor Revival cottage with clinker-type brickwork, a projecting front cross-gable, front chimney, and iron balconet at an upstairs front window. The house was apparently built for Sara Waggoner, a widow who ran Waggoner's Ladies Shop at 112 S. Main St. She lived here until at least 1938.

C 46. Sarah Hyman House. 300 Woodrow Ave. ca. 1931. 1 1/2 story brick Tudor Revival brick cottage with very tall gable-end roof, lower front cross-gable, stuccoed and half-timbered side gables, bands of sash windows, a corner recessed side porch, and a round-arched entrance with stone quoined surround. Mrs. Hyman, a widow, owned Hyman Jewelers of High Point. She lived here until her death in 1974.

C 46a. Garage. ca. 1931. Matching 1 1/2 story frame, gable-front garage with half-timbering.

C 47. W. A. Davis House. 232 Woodrow Ave. ca. 1928. 2-story brick Colonial Revival style house with pent roof above first story, steep side-gable main roof, brick entrance stoop and side porches. W. A. and Maude Davis bought the

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property in 1928 from Arch Sherrod, subject to a \$13,000 mortgage, thus the house may have already been built. Davis owned the W.A. Davis Milling Company.

C 47a. Garage. ca. 1928. Matching 1 1/2 story front gable brick garage.

C 48. B. W. Hackney, Jr. House. 230 Woodrow Ave. ca. 1929. 1 1/2 story brick modest Tudor Revival house, with front cross-gable and round-arched entrance with quoined surround in a smaller cross-gable. B. W. Hackney and his wife Bronna bought the property in 1929 and presumably had the house built soon afterward. The tax listing sheet dates the house to 1935, so it may not have been built immediately. Hackney, who still lives in the house, is well-known for his work as an executive with the Boy Scouts of America.

C 48a. Garage. ca. 1929. Matching 1-story brick side-gabled double garage.

C 49. D. A. Dowdy House. 228 Woodrow Ave. ca. 1930. 2-story brick Colonial Revival style house with side porch, colonial entrance stoop. D. A. Dowdy and his wife Lola bought the lot in 1929 and apparently had the house built soon afterward. The tax listing sheet dates the house to 1930. Dowdy developed Manns Drug Stores, a prominent High Point chain. The Dowdys lived here until 1962.

C 49a. Garage. ca. 1930. Matching 1-story brick front gable garage.

C 50. Walter E. Crissman House. 226 Woodrow Ave. 1927. 1 1/2 story brick Craftsman style house, with overhanging, bracketed eaves, a hooded front entrance, a brick shed dormer, and a front porch with massive brick posts. Walter Crissman bought this lot in 1927 and had the house built soon afterward as a residence for his mother. Upon her death Mr. Crissman and his wife moved in and lived here until 1966. Crissman had a long and illustrious career as a lawyer and Superior Court judge in High Point.

NC 50a. Garage. ca. 1988. 1 1/2 story frame gambrel roofed, double-car garage.

C 51. William D. Lewis House. 224 Woodrow Ave. ca. 1941. 2-story frame Colonial Revival style house with entrance stoop with latticework posts and replacement aluminum siding. Original owner William Lewis bought the property in 1939 and lived there until 1953. He was associated with Lewis & Holmes Motor Freight Corporation. The tax listing sheet dates the house to 1941.

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C 52. J. Worth Ivey House. 222 Woodrow Ave. 1941. 1-story brick ranch-style house with front cross-gable wing, modest colonial details. J. Worth and Leone Ivey bought the lot in 1939 and built the house in the spring of 1941. Ivey was secretary-treasurer of Cannon-Fetzer Company. Leone Ivey, who still lives here, was a teacher in the local school system.

C 53. R. H. Garland House. 220 Woodrow Ave. ca. 1928. Elegant 1 1/2 story brick Neoclassical Revival style house, with classical entrance stoop with deck extending across facade on each side, a lunette dormer window, louvered panels beneath the front sash windows, and pedimented and clipped gable ends. R. H. and Nellie Garland bought the property in 1928 from R. E. Shelton, who had purchased the lot in 1927 from Arch Sherrod. Shelton, a local builder, may have built the house. Garland was associated with Garland Produce Company. The Garlands owned the house until 1953.

C 53a. Garage. ca. 1928. Matching 1-story brick front gable garage with clipped gable.

NC 54. Allred House. 218 Woodrow Ave. 1948. 1-story frame ranch, now covered with vinyl siding.

NC 55. Surratt House. 216 Woodrow Ave. ca. 1953. 1-story brick ranch which still retains such modest Tudor features as a front cross-gabled entrance and front chimney placement. S. D. Surratt and his wife bought this lot in 1952, and, according to the Tax Listing Sheet, built the house in 1953.

NC 55a. Garage. ca. 1953. Matching 1-story front gable frame garage.

NC 56. Leon Kress House. 214 Woodrow Ave. ca. 1953. 1-story brick ranch with modest Colonial details. Leon and Fannie Kress bought this lot in 1952, and, according to the tax listing Sheet, built the house in 1953.

NC 56a. Garage. ca. 1953. Matching 1-story front gable brick garage.

C 57. Hyman Rental House. 212 Woodrow Ave. ca. 1927. 1 1/2 story brick Craftsman style house, with overhanging bracketed eaves, stuccoed gable ends, and arched front entrance and a side front porch with heavy brick posts, now glassed-in. Sarah Hyman, the widow of Isador Hyman, of Hyman Jewelers at 200 N. Main St., had the house built as a rental property, and owned it until her death in the mid 1970s.

C 58. J. P. Rogers House. 210 Woodrow Ave. ca. 1928. 1 1/2 story brick

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Craftsman style house with a stuccoed front cross-gable, overhanging bracketed eaves, two-story bays on the side elevations and a corner front porch. George and Paulette Halton bought this property in 1929, subject to a \$3,800 mortgage, from J. P. and Nellie Rogers. The Rogerses apparently built the house. The Haltons were foreclosed upon in 1931.

C 59. W. L. Hepler House. 208 Woodrow Ave. 1928. 1 1/2 story brick Craftsman style house, quite similar to the Crissman House at 226 Woodrow Ave., with overhanging bracketed eaves, a stuccoed shed dormer across the rear, and a side front porch with heavy brick posts. W. L. and Mazie Hepler bought the lot in December 1927 and apparently built the house soon afterward. In July 1928 they lost the house through foreclosure. Hepler was a captain in the City Fire Department.

C 59a. Garage. 1928. Matching 2-story brick and frame gable-front garage with bracketed eaves, now covered with vinyl on the upper story.

C 60. Landscape design of Sherrod Park. 1926-1928. Site plan developed by local civil engineer A. E. Taplin in 1926. Within the grid plan imposed by adjacent subdivisions, Taplin created a fashionably naturalistic focus by making a greenway entrance at a small existing stream. Greensboro nurseryman J. Van Lindley landscaped the new subdivision with pin oaks, crepe myrtles, and shrubs in 1927-1928.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☒ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)

Architecture

Community Development

Period of Significance

1926-1941

1926-1941

Significant Dates

1926

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Shelton, R.E. (builder)

Montgomery, Pickett (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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8. SIGNIFICANCE

Summary Statement of Significance:

Sherrod Park is a three block historic district containing forty-four Tudor, Craftsman, Classical Revival and eclectic middle-class houses built primarily in the late 1920s and early 1930s. Twenty-nine of these houses have matching contemporary garages. The subdivision, platted in 1926, was the venture of Archibald Sherrod, High Point industrialist and developer, and was one of several subdivisions that developed in the North Main Street vicinity as a result of the trolley line that began operating in 1910. The district is eligible for the Register under Criterion A for its local significance as a well-preserved middle-class automobile suburb of the late 1920s and under Criterion C for its locally significant collection of period revival style houses, built from mail-order plans rather than from custom plans drawn by area architects. Three-fourths of the houses in the district were built before 1941, and the district is a well-preserved and vital link in High Point's early twentieth century suburban history.

Community Development Context:

Sherrod Park's significance to High Point's early suburban residential development is that it represents a middle-class alternative to the upper-class park suburbs that were developing in the 1920s across North Main Street in the farmland north of the business district. It reflects the transition from the first "streetcar suburb" of Johnson Place, adjacent to Sherrod Park, and the later automobile suburbs of Roland Park and Emerywood.

Early twentieth century suburbs began to be built in larger North Carolina piedmont industrial cities such as Charlotte and nearby Greensboro in the last decade of the nineteenth century.¹ In Greensboro the exclusive suburb of Fisher Park, centered around a large linear greenway, was begun about 1901. Soon after came the suburb of Lindley Park, established by J. Van Lindley and others, and the country club suburb of Irving Park, established in 1911.² High Point entered the suburban age in the first decade of the twentieth century with the new suburb of Johnson Place.

Like other western piedmont cities such as Charlotte, Greensboro, and Winston-Salem, High Point developed along the east-west North Carolina Railroad, completed in 1856 from Goldsboro to Charlotte. In the post-Civil War era, when cotton and tobacco factories were springing up in these cities, High Point's limited water power and small number of nearby cotton farmers prevented significant early industrial development. A major asset was the area's plentiful tim-

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ber, and a few early High Point leaders capitalized on this resource. In the 1870s Captain W. H. Snow, founder of Snow Lumber Company in High Point, used dogwood and persimmon wood to make shuttle blocks for cotton mills across the South as well as in the North.³

Snow's son, E. A. Snow, organized High Point's first furniture factory, the High Point Furniture Company, in 1888. In the 1890s a few other furniture manufacturers joined Snow. With the interconnection of railroad lines throughout the piedmont in the 1890s, High Point experienced phenomenal growth in the first two decades of the twentieth century.⁴ Furniture companies developed huge markets and found a ready labor supply in the surrounding countryside, where farmers were becoming increasingly indebted because of the depressed agricultural economy. By 1910 there were over three dozen furniture plants in High Point, as well as related industries providing wood veneers, bed springs, hardware, sawmill machinery, industrial steam engines, and mirrors. Printing companies profited from the sale of furniture catalogues. In 1904 the first textile mill located in High Point, with numerous others soon following.⁵

In 1910 an electric streetcar system was built from North Main Street down to South Main Street, with branch lines down several side streets. For the first time, residential development began to occur north of the railroad tracks. High Point's first generation of industrialists and workers lived on the south side of the railroad line near the factories. The streetcar made the sprawling farmland to the north more attractive to factory owners and to the middle-class, and the south side of High Point began to become a worker housing district.⁶

The first major "streetcar suburb" in High Point was Johnson Place, laid out on 68 acres of farmland by developer R. Homer Wheeler, a furniture entrepreneur, in 1907. Wheeler created a real estate development firm known as the Home Investment and Improvement Company, and took local landowners L. E. and L. R. Johnson as his partners. Johnson Place is an approximately twelve block, roughly rectangular neighborhood adjacent to Sherrod Park to the north, extending from North Main Street east. Four blocks of Johnson Street were designated as a local historic district in the late 1980s, but the subdivision has not been listed in the National Register.⁷ This is a grid patterned development with lots generally fifty by 150 feet, with service alleys behind the lots. This grid pattern represents a transition between the earlier downtown High Point street plan, which lacked service alleys, and later suburbs, such as High Point's Emerywood, which used naturalistic curving avenues. Perhaps High Point residents were not quite ready to accept the new notion of "suburban" as opposed to "urban" living. Wheeler's deed restrictions included a minimum front setback of 25 feet and a minimum residence value of \$1500.00. Johnson Place lots

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sold quickly, and by 1915 were virtually sold out.⁸

Major factory owners tended to buy the lots along North Main Street, High Point's most fashionable street at the turn-of-the-century, where the first generation of wealthy entrepreneurs built grand Victorian mansions, while the quiet side streets filled up with solid middle class professionals during the 1910s and 1920s. Among the new residents were secretary-treasurers (young managers) of mills, various entrepreneurs, merchants, newspaper people, doctors, and attorneys.

Between 1920 and 1930 High Point experienced its greatest population spurt--from 14,302 in 1920 to 36,745 in 1930.⁹ In 1921 the Chamber of Commerce began the now internationally famous Southern Furniture Market. The massive immigration of management and workers to High Point during this decade created both a serious housing problem and great opportunities for real estate developers. The shortage was alleviated to some degree by mill owners who built some one thousand homes for their workers. People such as Wheeler, Stephen C. Clark, and Archibald Sherrod capitalized on the demand for middle-class housing by developing residential sections out North Main Street.¹⁰ By this time the automobile was becoming the primary method of transportation for suburban residents. The streetcar ceased operation about 1925, when large numbers of middle and upper income High Pointers began to purchase automobiles and stopped riding the streetcars.¹¹

Wheeler's next suburban development was Roland Park, with a circular street, Brantley Circle, platted in 1920.¹² It is located across North Main Street from Johnson Place, with lots generally one-quarter acre. In 1922 Stephen Clark, another High Point developer, opened a grand new 300-acre suburb called Emerywood adjoining Roland Park on the north and west.¹³ The first section was platted by A. E. Taplin, and contained lots varying from one-quarter to nearly one-half acre, with some larger corner lots. The streets have an undulating design, with one linear greenway along Emerywood Drive at the entrance on North Main Street.¹⁴ In 1923 a western extension of the subdivision, designed by noted landscape architect Earle Sumner Draper of Charlotte, was platted, featuring lots of similar size to the original section.¹⁵ In 1922 the Emerywood Country Club was organized on property adjoining Emerywood.¹⁶ Both Roland Park and Emerywood were further away from town and were more expensive suburbs than was Sherrod Park. Houses in these country club suburbs were affordable only by upper-middle- and upper-class buyers and accessible only by automobile. These were the two most exclusive suburbs in High Point throughout most of the twentieth century.

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In 1926 industrialist Archibald Sherrod took a small parcel beside Johnson Place and laid out Sherrod Park, a middle-class suburb that filled a need in High Point for a more affordable suburban home than those that were being built in Roland Park and Emerywood. Although laid out twenty years later than Johnson Place, Sherrod Park followed the basic suburban model of Johnson Place, with the same grid street plan, lot size, and detached garage pattern. In landscape plan, plantings, and front setbacks, however, Sherrod Park follows the newer suburban design practices used in Roland Park and Emerywood. Sherrod Park's entrance greenway along Brookside Drive, the adornment of Woodrow Avenue with alternating pin oaks and crepe myrtles, and the forty-seven foot front setback, twice as large as that required in Johnson Place, all reflect the emphasis on naturalistic planning that dominated suburban design at this time.

Architecture Context

Sherrod Park's Craftsman, Tudor Revival, Colonial Revival and eclectic style houses are typical of 1920s suburban developments throughout piedmont North Carolina. They occupy a special niche in High Point between the late Victorian middle-class houses of Johnson Place, the first suburb, and the contemporary but more expensive 1920s suburbs of Roland Park and Emerywood, which feature larger period revival houses often custom designed by area architects.

Johnson Place houses, built in the 1910s and 1920s, are a blend of architectural styles, with some late Victorian houses but predominately bungalow and Craftsman houses, Tudor Revivals and Colonial Revivals. The houses contrast strongly with those in Sherrod Park because they tend to be of frame construction and tend to have front porches. Nearly every house has a detached garage out back, most dating from the construction of the residence.

During the 1920s Emerywood filled up with large, impressive and well-landscaped houses designed in a variety of period styles by the most prominent architects in High Point, Winston-Salem, and Greensboro.¹⁷ The earliest houses, built during the boom years of the twenties, are among the largest and best landscaped in High Point. Houses were designed in the 1920s by such area architects as Louis Vorhees and Fred Klein of High Point and Northrup and O'Brien of Winston-Salem. The house which Sidney H. Tomlinson moved to when he left 700 N. Main Street is a sprawling Tudor Revival house designed by Harry Barton of Greensboro. Such houses compare in scale and grandeur to the period revival residences in Greensboro's Irving Park, Charlotte's Myers Park, and Asheville's Biltmore Forest subdivisions.¹⁸

The buyers of lots in Sherrod Park built smaller versions of the same Craftsman,

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Tudor Revival and Colonial Revival style houses that were being built in Roland Park and Emerywood. The Sherrod Park houses, however, were built from standard plans furnished by such local lumber companies as Snow Lumber Company. None of the Sherrod Park houses are known to be architect-designed. They are middle-class versions of the romantic period styles showcased in Roland Park and Emerywood, and reflect the high quality of mail order plans during the 1920s. Those families lucky enough to have owned a home in Sherrod Park in the 1920s and 1930s had realized the American dream.

Historical Background

Sherrod Park derives its name from its developer, Archibald (generally referred to simply as "A." or "Arch") Sherrod (1860-1936), who moved to High Point in 1898 to purchase the High Point Chair Company (later Best Chair Company), which specialized in large oak rockers.¹⁹ In 1900 he went back to his home town of Hamilton in eastern North Carolina's Martin County, where he had begun his career as a farmer, then store clerk, and eventually store owner. In the next few years Sherrod and a local Hamilton man organized the Hamilton Pants Factory, a small cutting and sewing plant, but in 1903 he returned to High Point.²⁰ There he succeeded J. H. Millis as secretary-treasurer of Union Furniture Company at the time when Millis and Adams were planning the city's first textile mill.²¹ He later sold his interest in the plant and organized the High Point Insurance and Real Estate Company, in which he was active until his death.²² Sherrod was active in the Chamber of Commerce during the boom years of the 1920s and his home (still standing at 1100 North Main Street) was one of the first to be built in Wheeler's Johnson Place streetcar suburb.²³

Sherrod acquired the eighteen acres west of Forrest Avenue that comprise Sherrod Park in an exchange of land with Homer Wheeler's City Real Estate Company in 1925. This land belonged to the 70-acre Levi Horney farm, which Wheeler had purchased at public auction in 1916 for \$26,000.²⁴ By September 1926, local civil engineer A. E. Taplin had surveyed the land and drawn the plat for Sherrod Park with 66 lots, generally one-quarter acre in size. [See Figure 1] In 1928 Sherrod hired J. Van Lindley of Greensboro to landscape the new subdivision. Lindley was a well-known nursery owner and landscape designer who is said to have introduced peach-growing to the North Carolina Sandhills region. Sherrod ran advertisements for the new development in the local paper, the High Point Enterprise, throughout 1928 [See Figure 2].

Like other suburban subdivisions that proliferated throughout North Carolina during the 1910s and 1920s, Sherrod Park's lots were sold with restrictive covenants to ensure property value and aesthetic continuity. Each residence

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was to have a minimum setback of 47 feet from the front property line and must cost a minimum of \$5,000. There were no restrictions concerning racial or ethnic ownership.

The first house built was probably the model home erected by Sherrod at 311 Woodrow [#22]. In addition to the model home, the house at 232 Woodrow Avenue is another speculative house apparently built for Sherrod. W. A. and Maude Davis bought their property at 232 Woodrow [W. A. Davis House, #47], directly from Arch Sherrod in 1928 subject to a \$13,000 mortgage, indicating that the brick Colonial Revival style house had already been built. Generally, however, Sherrod sold lots directly to buyers who contracted with local builders for the construction of custom houses. In some cases lots changed hands several times before a house was finally erected. For example, A. E. Taplin, the engineer who platted the subdivision, owned the lots at both 308 and 322 Woodrow, but he lived in the Emerywood subdivision, and was apparently simply speculating in the lots as investments. A few of the houses were apparently erected as rental property. Sarah Hyman, who had a house built for her own residence at 300 Woodrow, [Sarah Hyman House, #46] had a rental house built at 212 Woodrow [Hyman Rental House, #57] and continued to rent it out until 1976. Lot sales were steady through 1927 and 1928, but the Stock Market Crash in 1929 and resulting depression postponed the construction of a number of houses until the later 1930s. J. E. and Gladys Horney bought their lot at 225 Woodrow Avenue [J. E. Horney House, #11] in 1927, but they saved money for ten years before they could afford to build their Colonial Cape Cod house in 1937.

Sherrod Park developed quickly, with approximately twenty-five houses constructed by 1929, when the stock market crash slowed the development considerably. It is likely that one reason for its strong popularity was its affordability and its close proximity to central High Point. The original residents were young businessmen, lower-ranking officers in High Point's furniture and textile companies, tradesmen, and city employees.

Among the business and professional people who built homes in Sherrod Park were W. W. Preddy (entry #29), owner of Preddy Grocery and Meat Market; D. A. Dowdy (#49), owner of Mann Drug Company, which later became a chain of 25 stores in piedmont and western North Carolina; insurance agent Thomas V. Long (#6); Robert A. Lloyd (#17), sales manager at Wilson Motor Company; Luther Tinsley (#23), owner of Clinard Printing Company; Walter F. Hester (#20), with the local newspaper, the High Point Enterprise; and two widows, Sara Waggoner (#45), owner of Waggoner's Ladies Shop; and Sarah Hyman (#46), owner of Hyman Jewelers.

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Among the junior textile and furniture executives who built homes in Sherrod Park were later High Point mayor W. A. Davis (#47), owner of W. A. Davis Milling Company, one of the largest corn and flour milling operations in the state; Earl Byrum (#21), vice-president and later superintendent of Robbins Knitting Company; Luther C. Parker (#22), vice-president of Guilford Hosiery Mills and later superintendent of Adams-Millis Corporation's hosiery mill; W. R. Kester (#27), president of Rose Furniture Company; J. E. Kester (#33), secretary-treasurer of Kester Furniture Company; and James Walter Hinkle (#30), auditor of Crown Hosiery Mills.

Such tradesmen and city employees as Owen McPherson (#16), a mechanic at Snow Lumber Company; S. Edward Montgomery (#15), a foreman at Snow Lumber Company, and Walter L. Hepler (#59) and J. E. Horney (#11), both with the High Point Fire Department, were among early residents.

Although many of the houses have changed hands numerous times, Sherrod Park has maintained its original ambiance as a stable, predominately owner-occupied middle-class neighborhood. Several of the original owners still live here. One of these is Gladys Horney, widow of fireman J. E. Horney (#11). Mrs. Horney is a charter member of the local chapter of the Business and Professional Women's Clubs in 1936. As the houses have changed hands in recent years a new generation of young professionals have moved in and are carefully maintaining the historic character of the houses. The city of High Point has spread out far beyond this 1920s suburb; so that Sherrod Park is now considered a downtown neighborhood. Both older and newer residents take great pride in their neighborhood for its architectural integrity and neighborly atmosphere, and commissioned the preparation of this nomination in order to recognize and preserve their small, locally unique development.

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2 Gayle Hicks Fripp, "Greensboro's Early Suburbs," Early Twentieth-Century Suburbs in North Carolina, pp. 49-57.

3 Thomas W. Hanchett, designation report for "Johnson Street Historic District," prepared for the city of High Point, 1987, p. 5. (Copy on file at the North Carolina SHPO.)

4 Hanchett, p. 5.

5 Hanchett, p. 5-6.

6 Hanchett, pp. 6-9.

7 Hanchett.

8 Hanchett, pp. 10-11.

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10 Stephen C. Clark, "Residential Development Has Provided A Romantic Chapter of Local History," in Frank J. Sizemore, ed., The Buildings and Builders of a City (High Point: Chamber of Commerce, 1947), p. 290.

11 Hanchett, p. 7.

12 Map of Roland Park, 1920. High Point Plat Book 3, Guilford County Tax Office.

13 Hanchett, p. 16.

14 Plat of Emerywood, 1922, High Point Plat Book 5, page 268, Guilford County Tax Office.

15 Plat of Emerywood Addition, 1923, High Point Plat Book 5, page 345, Guilford County Tax Office.

16 Roy J. Shipman, High Point: A Pictorial History. 1983. p. 247.

17 Laura Phillips, "Part 1: Evaluation of Significance of Har-dee Apartments, 1102 N. Main Street, High Point," for the Historic Preservation Certification Application, August 1990. (Copy on file at the North Carolina SHPO.)

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SHERROD PARK HIGH POINT NC

SCALE 1"=100'

SEPT. 3, 1926

REAPLIN ENGINEER

37-107
8-7-107

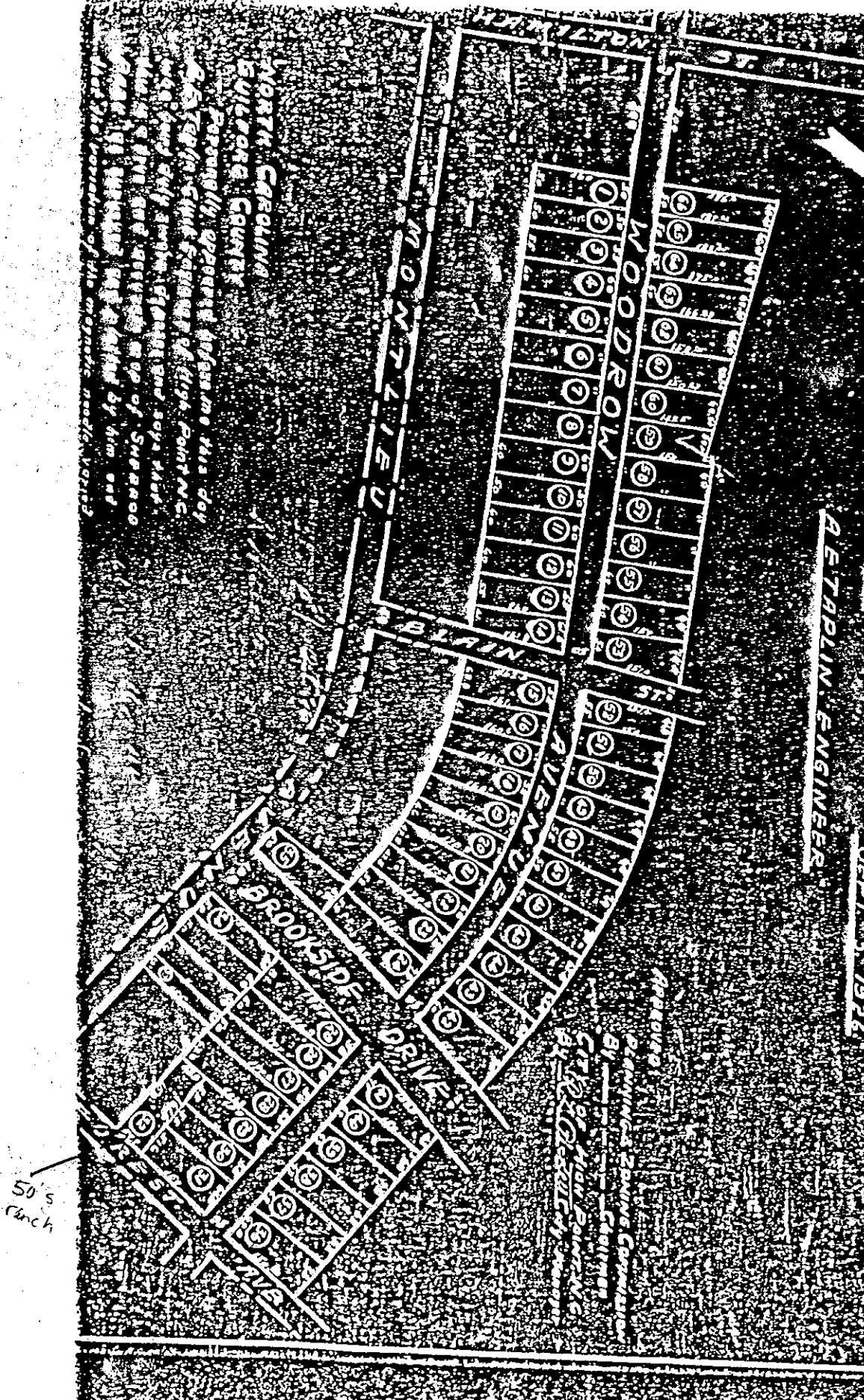


FIGURE 1: 1926 PLAT OF SHERROD PARK

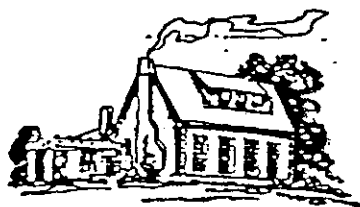
NORTH CAROLINA
SHERROD PARK
REAPLIN ENGINEER
SEPT. 3, 1926

50's
inch

own the JOY of owning your home

IN

SHERROD PARK



The man who fails in life—is the man who never takes Advantage of an opportunity. Not an ability to become rich—that is no crime; but a blindness to a real opportunity to lift a man's family out of the rut of existence—that is to be criticized.

Let us talk over with you the possibilities of your owning a home—just the kind of home that you'd want.

The satisfaction of being free from paying monthly tribute to others in the form of rent for your dwelling place is a capital reason for owning your own home in Sherrod Park.

BEAUTIFUL TREES AND SHRUBBERY PLANTED

L. Van Lindley is now at work in Sherrod Park beautifying the streets with shrubbery and trees. Pin Oaks are now being planted on each side of the avenue and shrubbery is being placed in Brookside Drive. Drive out today and see the wonderful improvements that are being made in Sherrod Park. An ideal place for your home.

WE HAVE A SITE FOR YOU

A number of choice lots are yet available. Terms may be arranged if you prefer. We'd like to confer with you.

A. SHERROD, Owner and Developer

A. G. Kinney, Representative

Phone 2218

FIGURE 2: 1928 ADVERTISEMENT, HIGH POINT ENTERPRISE

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National Park Service

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National Park Service

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PHOTOGRAPHS

Sherrod Park
200 and 300 blocks Woodrow Avenue
High Point, Guilford County, North Carolina

Photographer: M. Ruth Little

Date: September 1990

Negatives: on file at the North Carolina Historic Preservation Office

- A. Streetscape of 309-315 Woodrow Ave., from west.
- B. Greenway entrance at corner of Montlieu Ave. and Brookside Dr., from southwest.
- C. View of greenway and Brookside Dr. on north side of Woodrow Ave.
- D. Streetscape of 227-231 Woodrow Ave., from west.
- E. Streetscape of 226-228 Woodrow Ave., from northwest.
- F. Streetscape of 304-308 Woodrow Ave., from northwest.
- G. Streetscape of 322-320 Woodrow Ave., from northeast.
- H. Streetscape of 217-221 Woodrow Ave., from southeast.
- I. Sidney H. Tomlinson House, 213 Woodrow Ave., from southeast.
- J. King-Hauser House, 227 Woodrow Ave., from south.
- K. O. D. McPherson House, 301 Woodrow Ave., from south.
- L. Robert A. Lloyd House, 303 Woodrow Ave., from southeast.

United States Department of the Interior
National Park Service

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- M. Earl Byrum House (Model House), 311 Woodrow Ave., from southeast.
- N. Chernault-Proctor House, 321 Woodrow Ave., from south.
- O. Russell-Kester House, 323 Woodrow Ave., from south.
- P. W.W. Preddy House, 327 Woodrow Ave., from southwest.
- Q. Hinkle House, 329 Woodrow Ave., from south.
- R. Hinkle House Garage, 329 Woodrow Ave., from south.
- S. W. A. Davis House, 232 Woodrow Ave., from northeast.
- T. Garland House, 220 Woodrow Ave., from northwest.

9. Major Bibliographical References

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

☒ See continuation sheet

Primary location of additional data:

- ☒ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Specify repository:

Guilford County Historic
Properties Commission

10. Geographical Data

Acreage of property 18± acres

UTM References

A 1,7 58,9 6,60 3,9 81 0,4,0
Zone Easting Northing

C 1,7 5,89 1,4,0 39 80 5,9,0

B 1,7 5,89 8,0,0 3,9 8,07,0,0
Zone Easting Northing

D 1,7 5,89 1,0,0 39 80 7,2,0

☐ See continuation sheet

Verbal Boundary Description

Corresponding to the original boundaries of Sherrod Park, as shown on the plat of the subdivision dated Sept. 3, 1926, High Point Plat Book 7, page 107, with the exception of lots no. 32, 33 and 35. Boundaries are shown on enclosed planimetric map at a scale of 1" = 200 ft.

☐ See continuation sheet

Boundary Justification

Lot 33 was actually part of an earlier subdivision on Montlieu Avenue. Lot 32, on Forrest Avenue, was not built upon until the 1950s. Lot 35, on the nw corner of Montlieu & Brookside, was not built upon until the 1950s. District boundaries include all of the original subdivision retaining architectural integrity.

☐ See continuation sheet

11. Form Prepared By

name/title Ruth Little and Todd Johnson

organization Longleaf Historic Resources

street & number 3501 Turnbridge Dr.

city or town Raleigh

date October 1990

telephone 919-787-4589

state NC zip code 27609

**Additional Properties
for
Local Historic District**

**as recommended by
Historic District Commission
November 15, 1990**

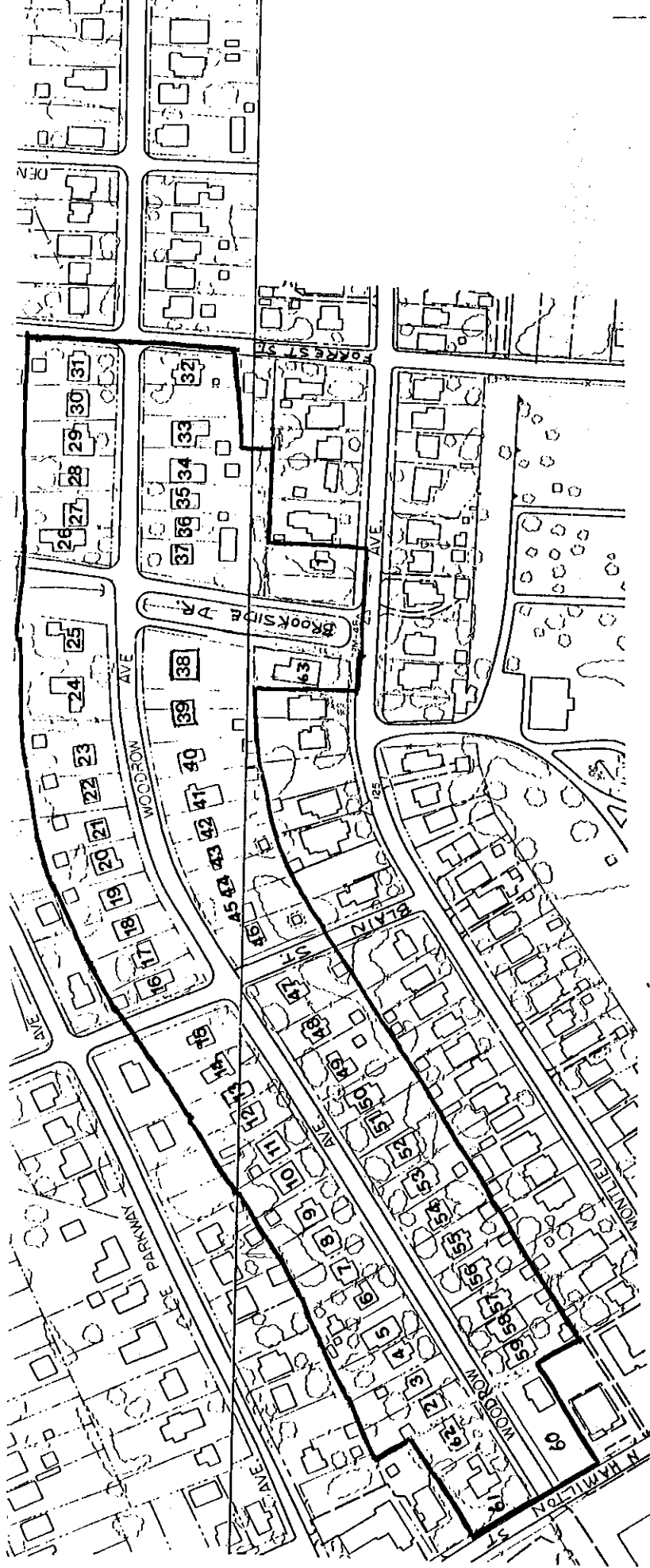
NC 60. First Church of Christ, Scientist. 206 Woodrow Avenue. 1960. 1-story brick church of quiet, contemporary design and domestic scale. The Christian Science Society purchased the lot in 1951 and had the church built in 1960.

NC 61. Willie F. Foster House. 800 N. Hamilton Street. ca. 1951. 1 1/2 story brick house with Colonial details and an attached rear garage, now converted to living space. The lot was purchased in 1951 by Willie F. Foster, owner of the Elwood Barber Shop, and the house built soon afterward.

NC 62. D. L. Griffith House. 205 Woodrow Avenue. ca. 1962. 1-story brick ranch, with attached carport. Original owner was D. L. Griffith, a clerk at Manns Drug Store.

NC 63 Rev. G.T. Tunstall House , 601 Brookside Dr.ca.1957.

Brick ranch built for Rev. G.T. Tunstall,retired pastor of
Green Street Baptist Church.



PLANIMETRIC SURVEY

HIGH POINT, NORTH CAROLINA

Department of Planning

Scale: 1" = 200'

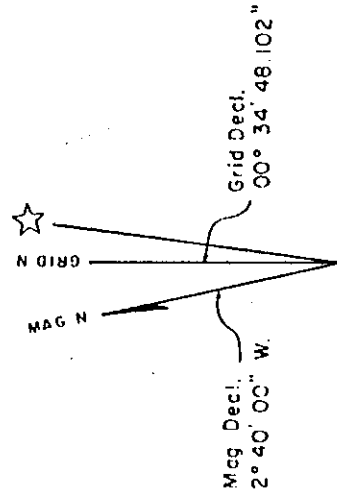


DIAGRAM FOR NUMERICAL